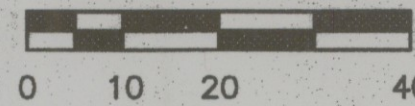


**OWNER:**  
MICHAEL D. HELLMAN, JR.  
101 LINDEN LANE  
FORT WORTH, TEXAS 76107

**SURVEYOR:**  
GRANT ENGINEERING, INC.  
3244 HEMPHILL STREET  
FORT WORTH, TEXAS 76110-4014  
817-923-3131 VOICE  
817-923-4141 FAX  
jagrant3@aol.com



SCALE: 1" = 20'



CRESTWOOD ADDITION

LOT 1, BLOCK B  
VOLUME 388-58, PAGE 123

**OWNER'S DEDICATION**  
STATE OF TEXAS  
COUNTY OF TARRANT  
KNOW ALL MEN BY THESE PRESENTS THAT I, MICHAEL D. HELLMAN, JR., BEING THE OWNER OF THE FOLLOWING DESCRIBED PROPERTY:  
LOT 25, BLOCK 28, MONTICELLO, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 1037, PAGE 200, REAL PROPERTY RECORDS, TARRANT COUNTY, TEXAS.

DO HEREBY ADOPT THIS PLAT WHICH CORRECTLY REPRESENTS MY PLAN FOR SUBDIVISION, SAID LAND TO BE HEREAFTER KNOWN AS:

LOTS 25R1 & 25R2, BLOCK 28  
MONTICELLO, AN ADDITION TO THE CITY OF FORT WORTH  
TARRANT COUNTY, TEXAS

AND I DO HEREBY DEDICATE TO THE PUBLIC'S USE THE STREETS AND EASEMENTS AS SHOWN HEREON. IN WITNESS WHEREOF, I HEREBY SET MY SIGNATURE HERETO FOR THE PURPOSES AND CONSIDERATION EXPRESSED THIS 8th DAY OF September, 2014.

*Michael D. Hellman Jr.*  
MICHAEL D. HELLMAN, JR.

**ACKNOWLEDGMENT**

STATE OF TEXAS  
COUNTY OF TARRANT

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MICHAEL D. HELLMAN, JR., KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED HERETO, AND HE ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION EXPRESSED AND IN THE CAPACITY STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THE 8th DAY OF Sept, 2014.

MY COMMISSION EXPIRES:



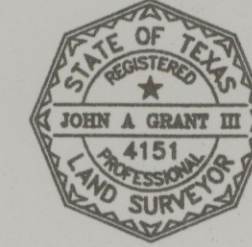
NOTARY PUBLIC  
STATE OF TEXAS

**Grant Engineering, Inc.**

Engineers Surveyors Planners  
3244 Hemphill Street Fort Worth, Texas 76110-4014 817-923-3131

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE PLAT AS SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF THE FACTS AS FOUND BY A BOUNDARY SURVEY PERFORMED ON THE GROUND IN APRIL, 2014, AND THAT THE LOT CORNERS HAVE BEEN SET ACCORDING TO THE LINES AND DIMENSIONS AS SHOWN HEREON.

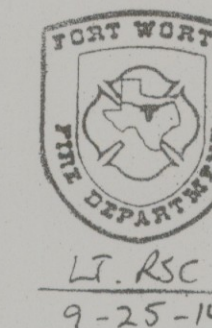


*John A. Grant III*  
JOHN A. GRANT, III  
REGISTERED PROFESSIONAL  
LAND SURVEYOR 4151

**GENERAL PLAT NOTES**

- BUILDING PERMITS:**  
NO BUILDING PERMITS SHALL BE ISSUED FOR ANY LOT IN THIS SUBDIVISION UNTIL AN APPROPRIATE CFA OR OTHER ACCEPTABLE PROVISIONS ARE MADE FOR THE CONSTRUCTION OF ANY APPLICABLE WATER, SEWER, STORM DRAIN, STREET LIGHTS, SIDEWALKS OR PAVING IMPROVEMENTS; AND APPROVAL IS FIRST OBTAINED FROM THE CITY OF FORT WORTH.
- UTILITY EASEMENTS:**  
ANY PUBLIC UTILITY, INCLUDING THE CITY OF FORT WORTH, SHALL HAVE THE RIGHT TO MOVE AND KEEP MOVED ALL OR PART OF ANY BUILDING, FENCE, TREE, SHRUB, OTHER GROWTH OR IMPROVEMENT WHICH IN ANY WAY ENDANGERS OR INTERFERES WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF ITS RESPECTIVE SYSTEMS ON ANY OF THE EASEMENTS SHOWN ON THE PLAT, AND THEY SHALL HAVE THE RIGHT AT ALL TIMES TO INGRESS AND EGRESS UPON SAID EASEMENTS FOR THE PURPOSE OF CONSTRUCTION, RECONSTRUCTION, INSPECTION, PATROLLING, MAINTAINING, AND ADDING TO OR REMOVING ALL OR PART OF ITS RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE.
- WATER / WASTEWATER IMPACT FEES:**  
THE CITY OF FORT WORTH HAS AN ORDINANCE IMPLEMENTING THE ASSESSMENT AND COLLECTION OF WATER AND WASTEWATER IMPACT FEES. THE TOTAL AMOUNT ASSESSED IS ESTABLISHED ON THE FILING DATE OF THIS PLAT APPLICATION, BASED UPON SCHEDULE 1 OF THE IMPACT FEE ORDINANCE IN EFFECT AS OF THE DATE OF THE PLAT. THE AMOUNT TO BE COLLECTED IS DETERMINED UNDER SCHEDULE 2 OF SAID ORDINANCE, AND BECOMES EFFECTIVE ON THE DATE A BUILDING PERMIT IS ISSUED, OR THE CONNECTION DATE TO THE MUNICIPAL WATER AND/OR WASTEWATER SYSTEM.
- SIDEWALKS:**  
SIDEWALKS ARE REQUIRED ADJACENT TO BOTH SIDES OF ALL PUBLIC AND PRIVATE STREETS, IN CONFORMANCE WITH THE "SIDEWALK POLICY" PER "CITY DEVELOPMENT DESIGN STANDARDS".
- CONSTRUCTION PROHIBITED OVER EASEMENTS:**  
NO PERMANENT BUILDINGS OR STRUCTURES SHALL BE CONSTRUCTED OVER ANY EXISTING OR PLATTED WATER, SANITARY SEWER, DRAINAGE, GAS, ELECTRIC OR UTILITY EASEMENT OF ANY TYPE.
- SITE DRAINAGE STUDY:**  
A SITE DRAINAGE STUDY, SHOWING CONFORMANCE WITH THE APPROVED ROADWAY DRAINAGE PLAN, MAY BE REQUIRED BEFORE ANY BUILDING PERMIT WILL BE ISSUED ON THIS SITE (A GRADING PLAN IN SOME INSTANCES MAY BE ADEQUATE.) IF THE SITE DOES NOT CONFORM, THEN A DRAINAGE STUDY MAY BE REQUIRED ALONG WITH A CFA FOR ANY REQUIRED DRAINAGE IMPROVEMENTS, AND THE CURRENT OWNER SHALL SUBMIT A LETTER TO THE DEPARTMENT OF TRANSPORTATION AND PUBLIC WORKS STATING AWARENESS THAT A SITE DRAINAGE STUDY WILL BE REQUIRED BEFORE ANY PERMIT IS ISSUED. THE CURRENT OWNER WILL INFORM EACH BUYER OF THE SAME.
- FLOODPLAIN STATEMENT:**  
NO PART OF THE SUBJECT PROPERTY LIES WITHIN THE 100-YEAR FLOODPLAIN ACCORDING TO THE FEMA MAP DESIGNATED: ZONE X, COMMUNITY 480998, PANEL 0190-K, EFF. DATE 9-25-09.
- DEED RESTRICTION NOTE:**  
THIS REVISED PLAT DOES NOT VACATE THE PREVIOUS "PLAT OF RECORD" GOVERNING THE REMAINDER OF THE SUBDIVISION, NOR DOES IT AMEND OR REMOVE ANY DEED COVENANTS OR RESTRICTIONS.
- TRANSPORTATION IMPACT FEES:**  
THE CITY OF FORT WORTH HAS AN ORDINANCE IMPLEMENTING THE ASSESSMENT AND COLLECTION OF TRANSPORTATION IMPACT FEES. THE TOTAL AMOUNT ASSESSED IS ESTABLISHED ON THE APPROVAL DATE OF THIS PLAT APPLICATION, BASED UPON SCHEDULE 1 OF THE IMPACT FEE ORDINANCE IN EFFECT AS OF THE DATE OF THE PLAT. THE AMOUNT TO BE COLLECTED IS DETERMINED UNDER SCHEDULE 2 OF SAID ORDINANCE, AND IS DUE ON THE DATE A BUILDING PERMIT IS ISSUED.
- PARKWAY PERMIT:**  
PARKWAY IMPROVEMENTS, SUCH AS CURB AND GUTTER, PAVEMENT TIE-IN, DRIVE APPROACHES, SIDEWALKS, AND STORM DRAINAGE INLETS MAY BE REQUIRED AT THE TIME OF BUILDING PERMIT ISSUANCE VIA A PARKWAY PERMIT.
- PRIVATE FACILITIES MAINTENANCE:**  
THE CITY OF FORT WORTH SHALL NOT BE HELD RESPONSIBLE FOR THE MAINTENANCE OF PRIVATE STREETS, DRIVES, EMERGENCY ACCESS EASEMENTS, RECREATION AREAS, OPEN SPACES AND DRAINAGE FACILITIES. THE OWNERS OF SAID PRIVATE FACILITIES AGREE TO INDEMNIFY AND SAVE HARMLESS THE CITY OF FORT WORTH, TEXAS FROM ANY CLAIMS, DAMAGES OR LOSSES ARISING OUT OF, OR FROM PERFORMANCE OF, THE OBLIGATIONS OF SAID OWNERS AS SET FORTH HEREIN.
- PRESSURE REDUCING VALVES:**  
PRIVATE PRESSURE REDUCING VALVES WILL BE REQUIRED IF WATER PRESSURE EXCEEDS 80 P.S.I.
- DRIVEWAY ACCESS NOTE:**  
DIRECT ACCESS FROM SINGLE/DUPLEX RESIDENTIAL DRIVES ONTO WHITE SETTLEMENT ROAD IS PROHIBITED.

**CITY PLAN COMMISSION**  
CITY OF FORT WORTH, TEXAS  
THIS PLAT IS VALID ONLY IF RECORDED WITHIN NINETY (90) DAYS OF DATE OF APPROVAL.  
PLAT APPROVAL DATE: 9/25/2014  
BY: *Charles R. Rouse*  
CHAIRMAN  
BY: *Danah B. Smith*  
SECRETARY



**FS14-125**  
FINAL PLAT  
LOTS 25R1 & 25R2, BLOCK 28

**MONTICELLO ADDITION**

TO THE

CITY OF FORT WORTH  
TARRANT COUNTY, TEXAS

A REVISION OF

LOT 25, BLOCK 28  
MONTICELLO ADDITION

AS RECORDED IN

VOLUME 1037, PAGE 200  
REAL PROPERTY RECORDS  
TARRANT COUNTY, TEXAS

JUNE, 2014  
0.3601 ACRES  
2 RESIDENTIAL LOTS

PLAT RECORDED BY

INSTRUMENT NO. D24211582

DATE 09/26/2014